

# APPROVED MINUTES

## Valley Center Community Planning Group

Minutes for the Regular Meeting - Monday, April 13, 2009

Chairman: Oliver Smith Vice Chairman: Ann Quinley Secretary: Christine Lewis

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay  
P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members for Review: April 20, 2009

Approved: July 13, 2009

1. Call to Order and Roll Call by Seat #:											07:00 PM			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ANDERSON	SIMPSON	HOFER	VACANT	BRITTSCH	ROBERTSON	QUINLEY	MONTROSS	LEWIS	HERIGSTAD	SMITH	VACANT	RUDOLF	VANKOUGHNETT	BACHMAN
P	P	P	-	P	P	P	P	P	P	P	-	P	P	P

Appendices to these Minutes: None

Total Number of Pages Comprising the Report: 6

Notes: Hofler arrival delayed 12 minutes

Quorum Established: 13 members

Yes (X) No ( )

2. Pledge of Allegiance- David Montross

3. Chairman's Comments from Yearly Member Training

- a) Smith - According to instructions received from the County, some changes or refinements will be made in the manner VCPG conducts its Regular Meetings:
- The term "special meeting" will not be used in the future to describe additional meetings scheduled by the Board as this term has a specific function and that function is not applicable to planning or sponsor group business.
  - During our usual "Open Forum", the public still may address the PG on any topic within the 3 minute time limit, but the Brown Act prohibits the PG from discussing or voting on that topic during the course of the meeting. The PG may, however, place the item on a future agenda for discussion or refer the speaker to another agency/organization where the issue can receive appropriate attention.
  - VCPG has only regular standing or sub-committees (not Ad Hoc) and under the Brown Act any reports these subcommittees make to the PG, the public is entitled to review in hard copy.
  - Subcommittee chairs should submit their reports by e-mail to the Chair, Vice-chair and Secretary by 7PM in the evening of the Friday prior to holding PG meeting. The PG officers will ensure that a hard copy of any reports along with the Agenda will be posted at the Community Hall and the Library.
  - Agenda must improve the information listed under item # 7, "Land Use & Project Review" so the nature and location of the project is clearly identified ensuring that anyone having an interest in that project is aware and can attend the PG meeting. Project description should be understandable
  - Contrary to our understanding in January of this year, all PG members must fill out form 700 disclosing any potential financial conflicts of interests any member may have
  - All members of the PG must attend a formal County training session each year in order for the County to indemnify them against any allegations of violating the Brown Act or other rules as stated in I-1 and provide for their legal defense.
  - Home study is available for those who want to complete this training;
  - The justification for PG findings on Land Use Projects must be clearly stated and specific findings addressed. Oliver and Rich will attempt to pull together some reference material that will help PG members be more precise.

4. Open Forum:

- a) Jon Vick, McNally Rd. - Informed PG that DPW has cut down an old oak tree in the vicinity of 31413 Oak Glen Rd. He is trying to find out why it was cut down and who authorized it. He is awaiting a response from DPW.
- b) Rich Rudolf - 2 announcements regarding the Valley Center Trails Association.
- 1) There will be a joint session of the Valley Center Trails Association and the Design Review Board at the Library at 4:00 pm on May 11, prior to that evening's scheduled meeting of the VCCPG. The purpose of the meeting is to review landscape design before July 2009, construction begins September 2009.

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2) On Saturday, May 16 there will be a ribbon-cutting ceremony for the new pathway authored by VC Trails. The trail starts behind the History Museum, follows a figure 8 pattern and ends behind the Library. Supervisor Horn is expected to attend and there will be refreshments served..

## 5. Items of Public Interest

a) **Chair's Announcements** - see Item # 3 above

b) **Discussion and vote on nominees to fill vacant seat # 12 on VCCPG created by Nancy Layne's resignation:**  
**Chair: Susan Simpson** - - There are 2 applications for this seat, Brian Weaver and Alan Kirkpatrick. Applicant Larry Glavinic has withdrawn his name. Both candidates made brief statements before the PG at the March 9 meeting.  
**Weaver** – looking forward to the opportunity of serving on the PG. He has been attending DRB and GPU subcommittee meetings. Believes he can bring an appreciation of challenges faced by PG in resolving issues of growth and preservation.  
**Kirkpatrick** – believes issues facing PG come down to achieving balance between commercial interests and the broader community. Demonstrated his understanding of the issues by presenting an illustration of hypothetical mall showing 4 interpretations of land use as imagined by each of 4 viewpoints.

### Motion:

**Each member of the VCCPG shall state their vote by naming the candidate of their choice for seat # 12**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	S I M P S O N	H O F L E R	V A C A N T	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	V A N K O U G H N E T T	B A C H M A N
W	K	K	-	W	W	W	W	W	W	W	-	W	W	W

Vote by Roll Call. ( K= vote for Kirkpatrick and W= vote for Weaver )

**Brian Weaver will assume Seat #12 upon approval by BOS. VOTE: Weaver -11 Kirkpatrick- 2**

c) **Discussion and possible motion from Nominating Subcommittee on information and questions for prospective members of the VCCPG:** Chair – Susan Simpson

**Simpson** – the committee comprised of Hans Britsch, Paul Herigstad and myself has composed a list of 7 questions  
**Smith** – The County "Board of Supervisors Policy: Planning and Sponsor Group Policies and Procedures" also known as I -1 should be included among the documents reviewed. Also Question #7 .should state you are "required to attend  
**Rudolf** – also new members should review the VC Community Plan particularly since it is in the process of being rewritten.

### Motion:

"The list of questions to be answered by future candidates for appointment to positions on the VCCPG is approved as amended and included herein"

**Maker/ Second**  
 Rudolf/Montross

VOICE VOTE: (Y – N – A)

12- 0 -0

**Motion Carries**  
 (Quinley Absent)

**The following document is approved as amended:**

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### “ Valley Center Community Planning Group Membership Committee

List of 7 Questions for New Applicants for the position of Planning Group Member. These questions will be answered and submitted to the Membership Committee along with the County Application Form and Short Personal Resume.

- #1, What is motivating you to become a VCCPG member? Do you have a particular concern for Valley Center, that you feel needs to be addressed?
- #2, What in your own personal history do you feel would be an asset to the VCCPG? Have you served on any other boards?
- #3, Part of being on the VCCPG is serving on a Sub-Committee, which one of the VCCPG Sub-Committees are you interested in serving on?
- #4, How long have you lived in Valley Center? What if any civic involvement do you have here in Valley Center?
- #5, What is your vision for Valley Center in the next 10 - 15 years?
- #6, Have you reviewed the Valley Center Design Guidelines?
- #7, You will be required to attend annual County training

These questions will be sent along with these documents:

- a. Welcoming Letter
- b. General information about the PG vacancy process and candidate responsibilities.
- c. Nomination Subcommittee and VCCPG contact information.
- d. San Diego County Boards and Commissions Application form.
- e. Sample single page resume.
- f. Instructions to access the VCCPG web site or the Valley Center Library to access and review these documents:
  - 1. List of Committees of the VCCPG
  - 2. Copy of Valley Center Design Guidelines
  - 3. Copy of the VCCPG Standing Rules
  - 4. Copy of the Brown Act
  - 5. Copy of I -1, Board of Supervisors Policy and Procedures
  - 6. Copy of VC Community Plan “

d)&  
e)

**Valley Center Parks and Recreation District – Request for reconfirmation to use additional PLDO funds for improvements at Adams Park**

By Parks/Recs PG Liaison: David Montross and Parks/Recs representative: Gustavo Gudoy

**Montross** – This is a request for reconfirmation of the use of Park Land Dedication Ordinance (PLDO) funding as outlined in their 5 year Strategic Plan, noted as Item #2 and already approved by the VCCPG on August 6, 2008. This request for reconfirmation for item # 2 by VCCPG is made as an informational courtesy to the VCCPG and requires no vote be taken.

**Gudoy** – Improvements are needed at Adams Park and \$75,000. in PLDO funds is requested for the following:

- to deliver, set-up, pay fees for replacement trailer used by maintenance person at Adams Park
- to design and install new septic system at Adams Park
- new Kaboom playground at Adams Park

#### 6. Approval of Minutes:

**Motion:**

The VCCPG approves the March 09, 2009 minutes as revised and disseminated.

Maker/Second: Rudolf/Bachman

Voice Vote (Y-N-A): 13 - 0 – 0 **Motion Carries**

Notes:

#### 7. Land Use Items & Project Review:

Note: Proponents for Agenda projects items 7a) 7b) and 7g) are present at this meeting

PO8-034, 2804 Gordon Hill Road (Oliver Smith), proposed cell tower site, AT&T Wireless Owner: Bernesser  
Engineer: TDI, Calvin Gough

7a.

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### Discussion & Comments:

Representative for this project is Ted Marioncelli, of Plancom, Inc., a telecommunications project management company located in Escondido at 302 State Place. The cell tower is located off Castle Road. This project has had several iterations and prior to 2003 was a single pole or monotree and proposed by AT&T. Monopole of this type is no longer consistent and a co-use is no longer supported. This application is being made by T-Mobile. To be in current compliance, the cell tower must be camouflaged by trees and he referred PG members to photos simulating the proposed site with planted trees disguising the tower

**Holfer** – Are they planning to maintain the trees planted as camouflage?

**Bachman** – What is function of the building showing in photo and are all the power lines underground?

**Marioncelli** – Proactive arrangements will be made that trees will be watered and trimmed as necessary. The building shown contains cabinets to house fans that will keep equipment cool and there are walls to control any noise from the fans. All power lines around proposed cell tower are buried.

**Quinley** – Are any of the neighbors in opposition to the cell tower? Answer – No.

### Motion:

"Proposed cell tower is approved upon the condition that trees adjacent to the tower are properly maintained. "

Maker/Second	Smith/Quinley	VOICE VOTE;	(Y- N-A )	13-0-0	<b>Motion Carries</b>
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**7 b.** TPM 21143; ER 08-08-023 (Oliver Smith) Rios TPM lot split; 12902 Mirar De Valle Rd. APN 186-061-07; Don Ayler, ERE Engineering Inc. Environmental Analyst, 12320 Stowe Drive, Suite E. Poway

### Discussion & Comments:

**Don Ayles** , ERB Engineering, Inc - Representing both the Gonzales and Rios families. Each family has a house on the property and wants to put each house within the boundaries of its own lot requiring a lot split. Property has acquired 5 easements as accesses and has passed the Health Dep't inspection and County cultural studies. Slope and density meet requirements. Property sits on its own road and has access to Mirar de Valle Road and Betsworth. The owners of the property will not object if Valley Center Trails passes through their property. The owners have no objection to trails accessing their property.

Elements remaining to be completed per the County's scoping letter:

Fire Protection Plan, Site Distance Engineering (has already been referred to county engineer) storm water management plan.

**Smith** – Neighbors have no issues with the project and road is passable although one road is longer than 1320. The second access is preferable. The visibility of the leach field has been addressed.

### Motion:

"The project be approved contingent upon the elements required in the Count's scoping letter being completed"

Maker/Second	Smith/Quinley	VOICE VOTE ( Y- N – A )	13 -0-0	<b>Motion Carries</b>
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**7c)** ZAP 00-045-01; Verizon Wireless Emergency Generator (Hans Britsch); 13115 Via Suena, Valley Center on property of Phillip and Cathy Bell; Proponent: Verizon Wireless.

**Hans Britsch** – project to be continued

**7 d)** ZAP 09-001, ER 09-08-002, Cricket Communications Wireless Network (Susan Simpson). Facility will be located at 29277 Valley Center Road near the intersection of Valley Center Road and Vesper Road. Owner is Gertrude Jensen Trust

**Simpson** – project to be continued

**7 e)** TPM 20966, Log No. 05-03-004; Lagus Minor Subdivision (three parcels). (Dave Anderson) Project is west of Villa Sierra road, approximately 1,370 feet south of the Villa Sierra Road and Cool Valley Road intersection

**Anderson** – project to be continued

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- 7 f)** PAA 08-009; Threshold Decision on Plan Amendment Authorization; (Rich Rudolf) Tavarez; change to General Plan Designation from (18) Multiple Rural Use (one dwelling unit per 4,8, 20 gross acres to (11) Office Professional.

**Rudolf** – This project had many difficulties and would make an excellent training example for new PG members but he has not had the opportunity to follow up on this idea. It has already been reviewed twice by this body. Project to be continued.

- 7 g)** TPM 20811 RPL6; owners Bassam and Ahlam Mustafa. (Keith Robertson) Site address is 9770 Circle R Drive, Valley Center, APN# 129 -390-17. Creation of 4 two acre or greater lots; lot split or minor subdivision plus designated remainder parcel.

**Discussion& Comment:**

**Robertson** – placement map # 7 distributed as hand-out to PG members. Minimum lot size is 2 acres. There is no project plan just a site plan for lot split.

**Ron Ashman**, Crew Engineering and Surveying, 5725 Kearny Villa Rd, Ste D, San Diego is representing the owner of this property. There have been 6 iterations of this project and he is the current engineer working through the challenges that have been passed along. He has redesigned the driveway as requested by the County and changed the turn-around from a hammerhead shape to a cul-de-sac. He has planned for a 100 ft. setback or easement. The Fire Protection Plan has been turned over to a specialist and been approved. On the south side of the property is a drainage area that is biologically sensitive and will not be disturbed and which may serve as biological mitigation. There may need to consider a noise abatement plan but not likely since there are no plans to add buildings at this time. The owners live on parcel #4 in an existing single family residence. There are no other residences planned at this time. VCCPG will review any plans for future development if or when plans are submitted to DPLU. County is currently pleased with progress. Biologically sensitive area along Circle R Road will not be disturbed.

**Motion:**

" The VCCPG approves the lot split as proposed "

Maker/Second	Robertson/Hofler	VOICE VOTE (Y -N - A)	13 -0 - 0	<b>Motion Carries</b>
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Notes:

<b>8.</b>	<b>Announcements &amp; Items of Interest to the VCCPG: see Agenda Item #3</b>
<b>9.</b>	<b>Subcommittee Reports &amp; Business:</b>
a)	<b>Circulation/Mobility - Debra Hofler, Chair</b> – The committee will meet this Thursday at 6:00pm to review the CIP List <b>Smith</b> – Thinks the Circulation subcommittee should address the circulation aspects of the GP Update and hold joint meetings with that committee <b>Hofler</b> – That can be done but the CIP List is a separate item and the Mobility Element is a huge component of the GP Update <b>Rudolf</b> – Ideally both subcommittees should work together until the GP Update is complete
b)	<b>Castle Creek – Oliver Smith, Chair</b> –This is a very complex project and apparently there is a "grandfather" factor. The proponent believes he is entitled to 53 units per agreements made some 30 years ago. Per Terry Powers, apparently there is no plan to include Trails unless someone decides to build on the North side .
c)	<b>GP Update – Rich Rudolf, Chair.</b> – The first in a series of 4 Workshops open to the public for comment and input on the GP Update will occur this Saturday morning, April 18 from 9am to 12noon. <b>Smith</b> – We should be aware no more than 7 members of the VCCPG can attend under the Brown Act. <b>Rudolf</b> – 2 members of the GPU Subcommittee have resigned: Larry Glavinic and Joe Tanalski. He is aware that subcommittees need to submit a description of their duties and purpose to the PG but would appreciate it if more time is granted so the request can be filled in an orderly manner.
d)	<b>Nominations – Susan Simpson, Chair.</b> See Agenda Items 5b) and 5c)
e)	<b>Northern Village – Keith Robertson, Chair.</b> Nothing to report on the Northern Village. He has not heard from Larry Glavinic as to whether he plans to continue as a member of this committee
f)	<b>Orchard Run – Deb Hofler, Chair.</b> Nothing to report
g)	<b>Pauma Ranch – Ann Quinley &amp; Keith Robertson, Chairs</b> – Nothing to report
h)	<b>Parks &amp; Recs. – David Montross, Chair</b> – see Agenda Items 5d) and 5e)

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i)	Rancho Lilac – Ann Quinley, Chair. - Nothing to report
j)	Southern Village – Terry Van Koughnett, Chair – Nothing to report
k)	Segal Ranch – Oliver Smith, Chair – Nothing to report
l)	Strategic Planning— Terry Van Koughnett, Chair – Nothing to report
m)	Tribal Liaison – Terry Van Koughnett, Chair. – Nothing to report
n)	Valley Center Church – Terry Van Koughnett, Chair. – Nothing to report
o)	<b>Website – Terry Van Koughnett, Chair.</b> Now and then links will break and he appreciates it if anyone notices a broken link to let him know. He welcomes information on the site. He has a link to the FPPC Form 700 for anyone who needs it. Members and the public can find pertinent and valuable information on the site.
<b>10.</b>	<b>Correspondence Received:</b>
a.	DPLU to VCCPG, Vegetation management report presented to the Board of Supervisors. Discusses fire and vegetation issues for the unincorporated areas of San Diego County and recommends future actions.
b.	DPLU to VCCPG, TM 5478, Log No. 06-08-017; Rabbit Run; Notion of intent to adopt a negative declaration in accordance with CEQA. Project is major subdivision of 17.70 acres into 7 lots ranging from 2/03 to 4.02 gross acres. Project is located at intersection of Fruitvale Road and Duffwood Lane. Construction activities will include grading and clearing for 7 housing pads with driveways from Duffwood Lane. Water comes from Municipal Water District; each lot served by an individual septic system.
c.	DPLU to VCCPG, ZAP09-001; Environmental Log No.; ER 09-08-002; Project Name: Tree World Wireless Telecommunication Facility; 29277 Valley Center Road; APN 188-250-13-00; additional information to Franklin Orozco for further processing of request; includes a project issues checklist.
d.	TPM 21002, Log No. ER 06-02-006; Tam Minor Subdivision. Intent to Adopt a negative declaration or mitigated negative declaration. Project is a minor residential subdivision to divide 5.02 gross acre lot into 2 residential parcels measuring from 2.45 to 2.04 acres. Project is located at 29610 Mac Tan Road.
e.	Board of Supervisors to VCCPG; Agenda for Supervisors meeting on Tuesday, March 24 and Wednesday, March 25 at 9:00 AM and on April 1 and 8 at 8:00 AM in Room 310, 1600 Pacific Highway, San Diego, Ca 92101.
f.	Dr. Roy Archer to VCCPG members Susan Simpson, Deb Hofler, Hans Britsch, Dave Anderson requesting support and use of name in an advertisement advocating retaining the study of (course work in) American History and American Institutions as a requirements for the awarding of the Associates Degree.
g.	San Diego County Traffic Advisory Committee to VCCPG, agenda of the Traffic Advisory Committee, March 20, 2009 at 9:00 AM at 9621 Ridgehaven Court in San Diego.
h.	DPLU to VCCPG, List of Planning and Sponsor Groups Chairs with contact information
i.	DPLU to VCCPG Notice of Public Hearing before the Board of Supervisors on April 22, 2009 at 9:00 AM Room 310, 1600 Pacific Highway in San Diego. Change to Zoning Ordinance to reduce the number of accessory dwelling types from four to two: second dwelling units and guest quarters
j.	DPLU to VCCPG; Preliminary Agenda; San Diego County Planning Commission Regular Meeting; April 10, 2009 at 9:00 AM; 5201 Ruffin Road, Suite B, San Diego.
<b>10.</b>	<b>Requests for Items on Upcoming Agendas:</b>
<b>11.</b>	<b>Motion to Adjourn:</b>
	Maker/Second: Rudolf/Montross      Voice Vote      (Y-N-A) 12 – 0 – 0
Notes: (Quinley Absent)	
<b>Next Scheduled Regular Meeting : May 11, 2009</b>	

Respectfully Submitted May 7, 2009

Christine Lewis, Secretary VCCPG